PICK-UP

Davidson County DEEDWARR
Recvd: 06/26/01 12:33 2pgs
Fees:11.00 Taxes:129.50

20010626-0067526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or value, whichever is greater, for this transfer is $ 35,000.00

Viki M. Branchizio
Affiant

Sworn to and subscribed before me this the 18 day of June 2001

Peggy M. Barnett
Notary Public

My Commission Expires: 7-27-04
(Affix Seal)

THIS INSTRUMENT PREPARED BY:

Mark Podis, Attorney at Law, 1161 Murfreesboro Rd.; Ste 300 Nashville, TN.37217

Address New Owner(s) as Follows	Mortgage: and Send Tax Bill To:	Map-Parcel Numbers
MICHAEL W. RUTLEDGE, ET UX	Same	118-04-273
Name	Name	
1678 Sunset Road		6DA-25055
(Street Address or Route Numbers)	(Street Address)	
Brentwood, TN 37027		
(City) (State) (P. O. Zip)	(City) (State) (Zip)	

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we (I)

VIKI M. BRANCHIZIO
A SINGLE PERSON

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

MICHAEL W. RUTLEDGE AND WIFE, SHARON RUTLEDGE
as tenants by the entirety

hereinafter called the grantees, their heirs and assigns, a certain tract or parcel, of land in Davidson County, State of Tennessee, Described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 244 on the plan of Subdivision of Lot "A" in the Plan of Grandview Heights, of record in Book 161, Page 169, Register's Office for said County.

SAID Lot No 244 fronts 50 feet on the easterly margin of Cruzen Street and extends back between parallel lines, along the southerly margin of Longview Street, 150 feet to an alley.

BEING the same property conveyed to Viki M. Branchizio, a single person by Deed from Audrey D. Dever and Edna D. Pruitt, devisees under the Will of Lola D. Russell, of record in Book 8072, Page 120, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Viki M. Branchizio by Quitclaim Deed from Roberto Branchizio of record in Book 8335, page 923, said Register's Office.

unimproved ( )
This is improved (x) property, known as 2300 CRUZEN STREET NASHVILLE, TENNESSEE 37211
(House Number) (Street) P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns, forever; and we do covenant with the said **GRANTEES** that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the siingular, and the use of any gender shall be applicable to all genders.

Witness my **hand(s) this** 18 **day of** June **, 2001.**

Viki M. Branchizio

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named **Viki M. Branchizio**, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal at _____, Tennessee, this 18 day of June, 2001.



Notary Public

My Commission Expires: 7-27-02

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and official seal at _____, _____, this the _____ day of _____, 19_____.

_____ **Notary Public**

My Commission Expires: _____